



**BANKERS COMMERCIAL**

**REAL ESTATE**

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## PROPERTY HIGHLIGHTS

- Great Chinook Business Park Location
- Brand New Building with Modern Design
- Lots of Natural Light
- Clear span construction allows for flexibility and growth opportunity
- Abundant Parking
- Completed to Shell stage, Customize the space to exactly what you need!

**FOR SALE OR LEASE**

495 W.T. Hill Boulevard  
South  
Lethbridge, Alberta



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**FOR SALE OR LEASE**

**Commercial Condos**  
495 W.T. Hill Boulevard South



## Comments

This commercial condo unit has 12 units total, 6 units on the main floor and 6 on the upper floor. The building has been completed to base work code requirements leaving the buyers opportunity to customize the interior space. Clear span construction allows for flexible design and opportunity to expand into as much space as required.

Operating Costs/Condo Fees: \$3.00/sq ft

Utilities: Fully serviced building, Each unit separately metered.

Parking: 47 Stalls

### **Main Floor:**

Sale Price: Starting at \$247,000 /unit

Net Rent: Starting at \$14.00 / sq ft

Size: 1,458 Sq ft

### **Upper Floor:**

Sale Price: Starting at \$235,000 /unit

Net Rent: Starting at \$13.00 / sq ft

Size: 1,472 sq ft

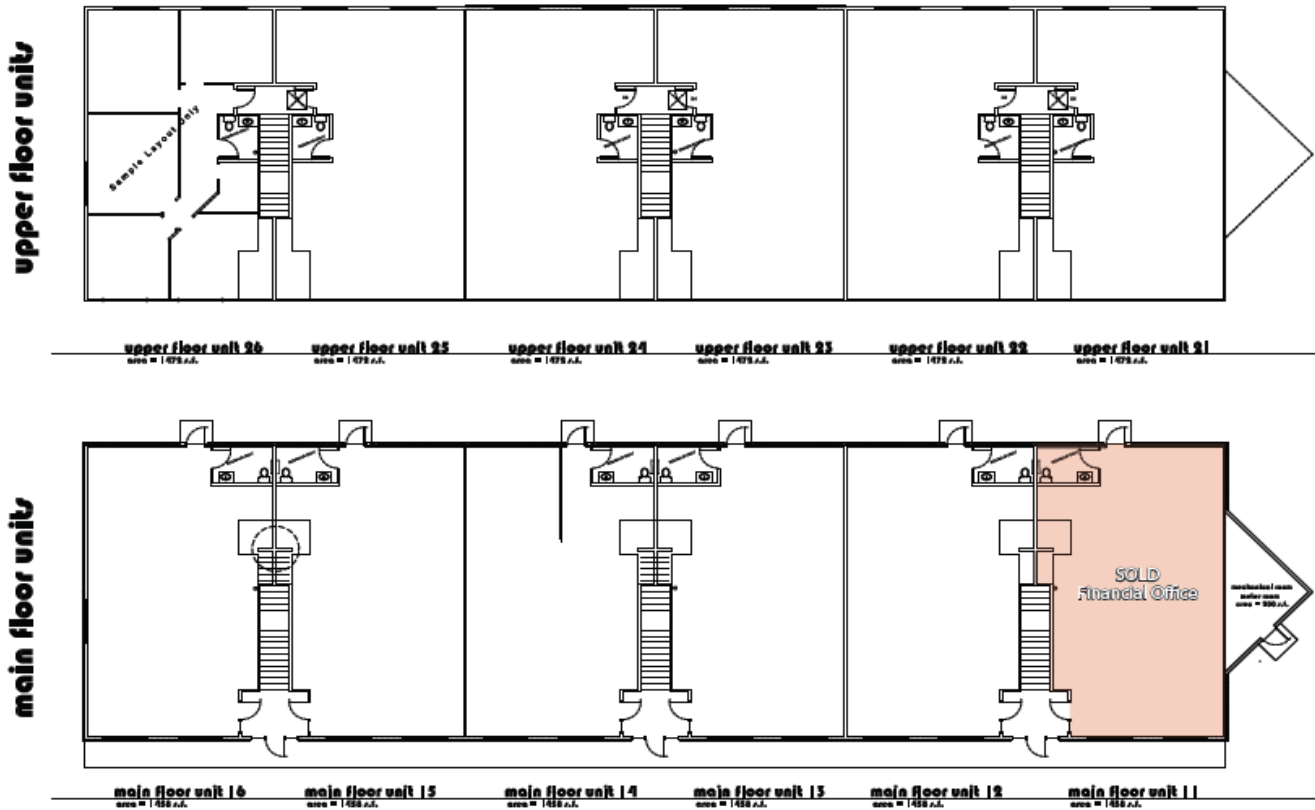
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# Chinook Business Park Development



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